

TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES

Dated: April 25 2019
Expires: **Project Completion**
Contract #:
Contractor:

SCHEDULE”B”- SCOPE OF WORK- (2030) SAND AND SCREW

Without limiting the generality of this agreement this Contractor is to “SUPPLY ALL” necessary labour, materials, equipment, tools, transport, insurance’s, (permits if required), etc. to carry out and complete the above works on the project. In accordance with plans and specification provided, municipal requirements, CMHC, and any other governing authority have jurisdiction, as and when required by Site Superintendent, and including but not limited to the following:

- 1) Ensure that all subfloor boarding is securely nailed to joist and/or solid bridging wherever required. Re –set into flooring nails protruding above face of sub-floor and then sands all joints to form smooth and level surface of adjoining boards.
- 2) Upon completion of sanding, screw sub-flooring to joist and /or solid bridging for entire area of 1st and 2nd floor using # 1-3/4” wood screws with counter-sunk head to pull subfloor to joist. Screws to be placed 6”-8” on centre.
- 3) Apply screws with electric hand drill with adapter head for “screws” fixing, drive screws into subfloor below surface of boarding.
- 4) The Owner intends to deliver a house of the highest standards facilitated by providing a clean house in which the Contractor may work. Work should not proceed and the Owner should be notified if the house is not delivered clean to the Contractor. While performing his work, the Contractor will maintain the house in broom swept condition, and garbage deposited at least once daily in one pile at the front and one pile at the rear of the unit, or in individual garbage bins when they are provided on the lot.
- 5) The rectification of any deficiencies noted on the Owner’s QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within one week of notification, and deficiencies noted on the Owner’s 30 day and 12-month reports, rectified within 10 working days. All warranties as per Tarion guidelines.
- 6) It is the responsibility of this Contractor to actively promote safety in the workplace. This is to be done by meeting with the Owner before construction begins and discussing procedures and expectations. It is then the responsibility of this Contractor to impress and enforce these expectations on all of his Contractors.

Subcontractor agrees also to adhere to the following additional rules and requirements:

- a) Subcontractor and Owner are to meet on site before any work commences to establish procedures by which this subcontractor is to ensure a safe working environment.
- b) All Vehicles are to travel only the designated construction route.
- c) All vehicles leaving this site are to stop and clean their vehicles in the designated area.
- d) Cross concrete at designated ramps only.
- e) No parking on driveways or graded yards.
- f) Consumption of alcohol , cannabis and/or illegal substances is forbidden on site.
- g) Adherence to local noise requirements.
- h) Do not set tools, materials, trash, etc., on countertops, ceramic, in tubs, or on hardwood.
- i) Portable toilets are provided in ample volume. Anyone caught not using the portable toilets will be removed from the site.
- j) If eating in a house under construction, all garbage will be removed and placed in appropriate containers.
- k) No smoking in the houses.
- l) Additional work is not to be performed for potential homebuyers. Work not approved will be removed and any expense incurred in returning the house to its original state will be charged to the Subcontractor.

NOTE:

- The Ontario Building Code and all other governing legislation over rides this scope of works, plans provided, purchasers extras/upgrades or any other specifications. Should there be any contravention in any of the aforementioned, the contractor shall immediately advise the owner in writing.
- Contractor agrees that all materials supplied within this contract, are at the sole risk of the contractor until installation is accepted by a signed completion certificate.
- Above specifications are acknowledged and are included in our quotation.

OWNER
TICE RIVER ESTATES INC.

CONTRACTOR

Per _____
Authorized Signing Officer

Per _____
Authorized Signing Officer

Dated : _____

Dated : _____